

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Bridge House, 49 The Nooking, Haxey, DN9 2JQ

- A handsome and very good sized 4 Bedroom Detached House •
- Lounge, separate Dining Room and Breakfast Kitchen •
- Ground floor Cloaks (wc) and Utility Room •
- Large Bedrooms and Family Bathroom • Gas c/h • PVC double glazing •
- Garage and attractive Gardens • Open outlook to rear •



£299,000 NO CHAIN



DESCRIPTION

Bridge House is a spacious detached property, originally built in the 1980's with great potential. The house is nicely sited on the plot which is south facing and enjoys an open outlook to the rear. The property offers excellent scope for general updating and remodelling, and is offered for sale with No Upward Chain.

SPECIAL NOTE

The property has suffered from structural movement and a copy of a structural engineers report obtained in March 2021 is available to seriously interested parties.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL with panelled front entrance door, 2 radiators and under stairs cupboard.

CLOAKROOM with radiator, wc, wash basin and PVCu double glazed window.

LOUNGE (5m x 3.92m) with front facing PVCu double glazed bow window, stone fireplace with calor gas fire and skirting radiators.



DINING ROOM (3.94m x 3.7m) with rear and side facing PVCu double glazed windows and skirting radiators.



Breakfast KITCHEN (4.25m x 3m) including base and wall cupboards, breakfast table, 1 ½ bowl sink unit, radiator and rear facing PVCu double window.



Rear ENTRANCE Lobby with PVCu double glazed external door.

UTILITY ROOM (1.98m x 1.8m) with PVCu double glazed window, Belfast sink and provision for automatic washer. Internal door to garage.

First Floor

LANDING with PVCu double glazed window to half landing.

BEDROOM 1 (3.93m x 3.95m) with radiator and PVCu double glazed window.



BEDROOM 2 (3.93m x 4.0m) with radiator and PVCu double glazed window.

BEDROOM 3 (4.27m x 3.6m) with radiator, PVCu double patio door to balcony and PVC u double glazed window to the rear elevation.



BEDROOM 4 (3m x 2.84m) with radiator and PVCu double glazed window.

BATHROOM (3m x 2.84m) including bath, pedestal wash basin, wc and shower cubicle. Radiator, PVCu double glazed window and airing cupboard.



OUTSIDE

Walled frontage and gravel driveway/turning area. Neat lawned front garden and gated access either side of the house.

Integral **GARAGE** (5.5m x 3.5m) with electric roller door.

Rear garden, adjoining open countryside, being mainly lawned and with established borders. Timber garden shed.



SERVICES

All mains services
Gas central heating to radiators

LOCAL AUTHORITY

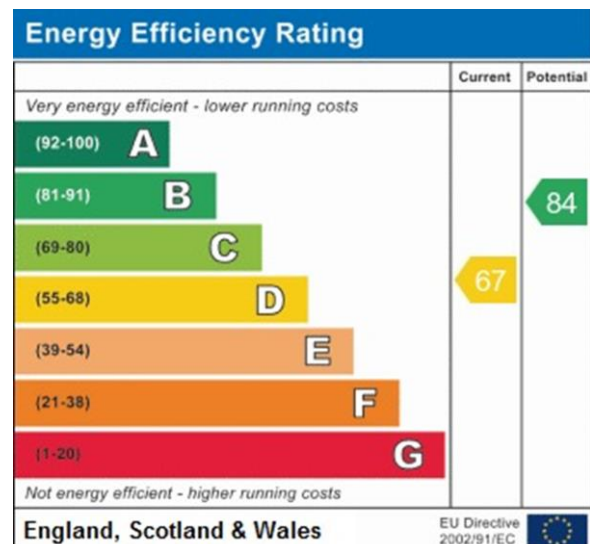
North Lincolnshire Council

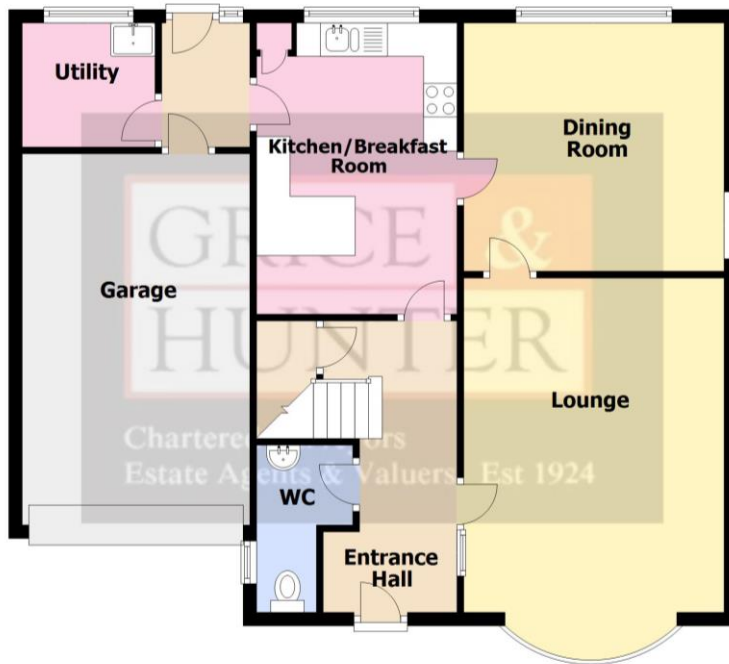
COUNCIL TAX

Band 'D' (online enquiry)

VIEWING

By prior appointment with Grice & Hunter (all viewings strictly in accordance with COVID-19 guidance). 01427 873684 / 07483100988





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